

County of San Diego
Valle De Oro Community Planning Group
P.O. Box 936
La Mesa, CA 91944-3958

RECEIVED
JUL 27 2009

REGULAR MEETING MINUTES: July 7, 2009

LOCATION: Otay Water District Headquarters
Training Room, Lower Terrace
2554 Sweetwater Springs Blvd.
Spring Valley, California 91978-2004

San Diego County
DEPT. OF PLANNING & LAND USE

1. CALL TO ORDER: 7:04 PM J.L. Phillips, presiding Chair

Members present: Brennan, Brownlee, Feathers, Fitchett, Hewicker, Hyatt, Manning, Mitrovich, Phillips, Reith, Ripperger, Wollitz

Absent: Chapman, Henderson, Millar

2. FINALIZE AGENDA: As shown

3. OPEN FORUM: None

4. APPROVAL OF MINUTES: Minutes of June 2nd, 2009 **VOTE: 10-0-2** to approve. Abstained: Manning, Wollitz (Ripperger late)

5. UNFINISHED BUSINESS

- a. Otay Water District: Update on status of Otay's 36" and 8" pipeline projects routed from the City of El Cajon south on Jamacha Road to west on Brabham and Via Rancho San Diego, crossing Fury and Cuyamaca College property to Otay's water storage facility immediately west of Cuyamaca College.

Otay Water District's Project Manager Ron Ripperger and Assistant Project Manager Daniel Kay presented the project with a placard detailing the alignment along with a Power Point presentation. Otay entered into an agreement with the San Diego County Water Authority to implement the East County Regional Treated Water Improvement Program (Program) on May 1, 2006. The Program's goal is to fully utilize existing treated water capacity from the Helix Water District's Levy Water Treatment Plant and to improve water reliability in San Diego's East County. The Program requires that Otay construct a 5.1 mile long, 36-inch diameter potable water pipeline, from the City of El Cajon to Rancho San Diego. The project milestones/schedule follows:

June 2009 - Otay Awarded Construction Contract to CCL

July 2009 - Fabrication of pipe and potholing to verify utilities. Minor traffic delays and lane closures likely.

August 2009 - 8" and 12" pipe replacement between Hidden Mesa Road and Hillsdale Road. Day work 5:00 a.m. to 1:30 p.m.

September 2009 - 36" diameter pipeline installation begins. Brabham Street north to Grove Avenue (night work). Grove to Gustavo will be day work.

October 2009 - Cuyamaca College

December 2009 Misc. Areas of Construction Via Rancho San Diego, Fury Lane and Brabham Street

April 2010 - City of El Cajon

September 2010 - Construction Complete

Some parking disruption will be experienced on Via Rancho San Diego, Gustavo, Waterloo, Dumar, and Third Avenue. There will be traffic control during construction. Contractor will post signs limiting speeds within construction zone. Alternate routes will be posted on the website www.jamachapipeline.com. Certain roads repaved by Contractor or the City of El Cajon.

The Otay Water District and its public relations consultant, Marston+Marston Inc., has developed an extensive public outreach plan that includes: Phone Hotline - 619-670-2552 with Project Representative Available 24/7; Dedicated Website www.jamachapipeline.com English and Spanish; Quarterly Newsletter; Project Signage; Community Meetings with HOAs, Planning Groups, Chambers of Commerce, Fire/EMS Agencies, Schools, Churches and Business Groups

PHILLIPS asked about the location of the pipeline on existing Jamacha Road and the depth. Ripperger replied that the majority of the pipeline is within CalTrans' Right of Way. After pipe installation, they will be re-paving about half the road. The pipe will be approximately 3.5' from the top of the pipe to finish grade with the excavation about 5.5 feet in width. PHILLIPS questioned the dogleg at Gustavo and was told that it was due to contaminated soils, gas stations and utilities. The pipeline will be installed along the east side of Jamacha to Calle Abarra when it will transition to about one lane in from the west side of Jamacha. FEATHERS questioned if they will be using trenchless technology, if there will be blasting and if there will be mitigation for the project. They replied that they will tunnel under the riparian area by Cuyamaca College East. Generally, they will be installing the pipeline using jack and bore methodology. They will try to avoid blasting. They have a Mitigated Negative Declaration (MND) mostly involving noise and traffic. BROWNLEE noted that Hillsdale Middle School is incorrectly located on their mapping. She also suggested that they meet with PTAs and PTOs from the local schools. BRENNAN asked if there would be speed reduction. Ripperger replied that there will be Construction speed limits reducing speeds. HYATT asked about the proposed operating pressure of the pipeline and was told that it will be from 70-

100 psi although the pipe is rated for 200-250 psi max. FEATHERS asked what the maximum length of the Construction Zone will be at any given time and was told that the length will be limited by Caltrans regulations.

6. LAND USE

- a. MUP09-007: Major Use Permit for a fire training facility to be located on 3.5 acres of Otay Water District property within the water storage tank facility immediately west of Cuyamaca College and northeast of the Skyline Wesleyan Church. Project previously reviewed as a Site Plan Waiver.

FITCHETT presented the project which will be located on Otay Water District property near two existing tanks. Augie Ghio, accompanied by project representative Pat Sumrow, discussed the project and noted that the building footprint has been reduced from 3.5 acres to 2.5 acres. They will jointly use some land with Otay Water District. They showed some pictures taken from 3 private residences that will have visual impacts. They can't mitigate the impacts to 3903 Via Escuda but will be able to mitigate those impacts to 3859 and 3855 Via Escuda with native plant revegetation which is part of the project. They've also reduced the height of the tower to 50'. The facility footprint is roughly 30' by 62' consisting of modular buildings and a tower. They have minimized the traffic impacts by limiting access to a 14 multi-passenger van and 3 engines in the morning and 3 engines in the afternoon. All the access roads are paved and there will be no off-road activity. The staffing will consist of a maximum of 5 employees made up of 3 to 4 full-time trainers and a facilities manager. This Heartland facility will have 1 San Miguel Fire District Division Chief trainer and an existing facilities employee. Heartland Training Facility Authority along with a JPA will be responsible for the maintenance and upkeep of the facility. CalFire has other remote training facilities but will use this facility periodically. There will be NO helicopter, sirens or air horns and will adhere to the rules and guidelines for noise. There will be community meetings to advise citizens about the use of fire and training procedures including the use of clean propane driven props. It will actually be staged smoke which looks like steam. The metal structure tower will be dull earth tone in color. There will be no roof rather an open top floor.

FITCHETT questioned the JPA since the applicant for the MUP is San Miguel Fire District. He commented how the descriptions of the proposed use sent to our Group by the County are different than what we heard tonight. No EIS has been submitted. Augie Ghio replied that Pat Sumrow will work to provide required initial information. FITCHETT continued that as far as proposed rules go, rules will be needed as to actual time of use, for example, training will be conducted during daylight hours only. The application lists a minimum of two full-time staff people however they need to state that the maximum staff will be 5 people. When questioned about lighting Augie Ghio stated that there will be security lighting and some additional lighting in case of use for staging during a conflagration.

FITCHETT moved to recommend the approval of MUP09-007 with the following conditions:

- Training will be restricted to daylight hours only. There will be no night training.
- There will be a maximum of 5 full-time staff on site.
- Exterior and security lighting will be shown on the site plan.
- The site plan will specify that the 50 foot high tower building prop be earth tone colors to mitigate visual impact to residents on Via Escuda.
- Subcommittee will verify that conditions have been met.

(BROWLEE seconds.) The Planning Group voted **unanimously (11-0-0)**. Wollitz left before vote.

- b. **W09-001:** Waiver of site plan requirements for replacement of existing signage for the Union Bank at 9846 Campo Road, Casa de Oro.

Photographs of the proposed signage were distributed to Planning Group members. PHILLIPS moved to approve signage. (FITCHETT seconds.)

VOTE: 11-0-0.

7. NEW BUSINESS - None

8. CHAIRMAN'S REPORT:

PHILLIPS had SDGE Fire Safety brochures for those who wanted them. He also had copies of the Multiple Species Conservation Plan (MSCP) Annual Report available.

The San Diego County Board of Supervisors will hold a Public Hearing on July 22nd at 9 AM concerning the Fuerte Ranch Estates 40 lot subdivision (also known as the Chicken Ranch). The applicant had stated that he didn't want to re-work his plans but the Planning Commission voted against the project 5-2. He then requested a postponement not a continuance. This hearing will be to approve or deny postponement. This project will increase density 700%! If it gets approved it means that the General Plan is useless. If the applicant is serious about re-working his plans now, he should be required to lower the density to one dwelling per acre and not require sewer service.

El Cajon City Council will address the Rocky Hill Point project. The developer wants to increase density 138%. PHILLIPS & FITCHETT will meet with local citizens. This project will be heard by LAFCO in the future.

PHILLIPS distributed documents from the General Plan Update and the Draft Implementation Plan (most important). In the Housing Section it will, in essence, turn our 4.3 and 7.3 SFR into duplex & triplex neighborhoods multiplying densities significantly.

9. ADJOURNMENT: 8:47 PM.

Submitted by: Jösan Feathers